

Chapter 18.14

R-2 MEDIUM-DENSITY RESIDENTIAL DISTRICT

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18.14.010 Purpose of district.

The R-2 district is intended to stabilize and protect the residential character of neighborhoods and to promote and encourage a suitable environment for family life. The R-2 district is intended for suburban detached or attached family homes, and the community services appurtenant thereto. (Ord. 559 N.S. § A (part), 1981)

18.14.020 Permitted uses.

The following uses shall be permitted in the R-2 district:

- A. One single-family detached dwelling per lot of record prior to July 5, 1990;
- B. Duplex or single-family attached dwellings;
- C. Multifamily dwellings;
- D. Special residential care facilities;
- E. Manufactured homes;
- F. Small and large family day care homes. (Ord. 1473 N.S. § 18, 2000; Ord. 1050 N.S. § 1 (part), 1991; Ord. 899 N.S. §§ 2 (part), 4 (part), 1989; Ord. 726 N.S. § 1 (part), 1985; Ord. 587 N.S. § A (part), 1982; Ord. 559 N.S. § A (part), 1981)

18.14.030 Accessory uses.

The following uses are the accessory uses permitted in the R-2 district:

- A. Signs, complying with the applicable regulations set forth in Chapter 18.76 of this title;
 - B. Private garage and parking areas;
 - C. Home occupations;
 - D. Other accessory uses and buildings customarily appurtenant to a permitted use.
- (Ord. 559 N.S. § A (part), 1981)

18.14.040 Conditional uses.

The following uses may be conditionally allowed in the R-2 district, subject to issuance of a conditional use permit, in accordance with Chapter 18.54 of this title:

- A. Social halls, lodges, fraternal organizations, clubs and bars, except those operated as a business for profit;
- B. Roominghouses and boardinghouses for not over six guests;
- C. Licensed nursing homes and convalescent hospitals having less than fifteen patient beds;
- D. Public and quasi-public buildings and uses of a recreational, educational, religious, cultural or public-service type, not including corporation yards, storage or repair yards, and warehouses;
- E. Hospitals and other medical facilities, provided that such uses are located adjacent to an arterial road, as designated on the General Plan land use map;
- G. Parking areas adjacent to commercial zoning districts;
- H. Nursery schools;
- I. Mobile home parks. (Ord. 1473 N.S. § 18, 2000; Ord. 1050 N.S. § 1 (part), 1991; Ord. 726 N.S. § 1 (part), 1985; Ord. 587 N.S. § A (part), 1982; Ord. 559 N.S. § A (part), 1981)

18.14.050 Site development standards--Generally.

The site development standards set out in Sections 18.14.060 and 18.14.070 shall apply in the R-2 3,500 and R-2 3,000 districts, respectively. (Ord. 559 N.S. § A (part), 1981)

18.14.060 Site development standards--R-2 3,500 district.

R-2 3,500 standards are as follows:

- A. Minimum lot area:
 - 1. Seven thousand square feet on duplex lots and three thousand five hundred square feet on single family attached or townhouse lots;
 - 2. Seven thousand five hundred square feet, corner duplex lots or three thousand seven hundred and fifty square feet for corner duet or single-family attached lots;
- B. Minimum site area per dwelling unit, three thousand five hundred square feet;
- C. Minimum lot width, seventy feet for duplexes and detached dwelling units and 40 feet for single family attached or duet units on corner lots;
- D. Minimum lot depth, eighty-five feet;
- E. Maximum building coverage, fifty percent;
- F. Minimum setbacks:
 - 1. Front, twenty feet,
 - 2. Rear, fifteen feet, twenty feet for two-story, located adjacent to a single-family zoning district,
 - 3. Side, five feet;
- G. Maximum height, two and one-half stories, or thirty feet;
- H. Side Street Side Yard. A side yard along the side street lot line of a corner lot shall have a width of not less than fifteen feet or one-half the required depth of the front yard, whichever is greater;
- I. Cul-de-sac lot width, minimum of forty feet as measured along the front property line;
- J. All residential development fronting on an arterial street as defined by the general plan, shall provide a minimum front yard setback of thirty feet, or all residential development with rear or side yard areas adjacent to an arterial street shall provide a minimum fence/wall setback of fifteen feet with an average of twenty feet from the face of the curb;
- K. Parking requirements, as specified in Chapter 18.50 of this title. (Ord. 1473 N.S. § 20, 2000; Ord. 1415 N.S. § 36, 1998; Ord. 1055 N.S. § C (part), 1991; Ord. 899 N.S. §§ 6 (part), 22 (part), 1989; Ord. 559 N.S. § A (part), 1981)

18.14.070 Site development standards--R-2 3,000 district.

R-2 3,000 standards are as follows:

- A. Minimum lot area:
 - 1. Six thousand square feet,

2. Six thousand five hundred square feet, corner lots;
 - B. Minimum site area per dwelling unit, three thousand square feet;
 - C. Minimum lot width, seventy feet for duplexes and detached dwelling units and 40 feet for single family attached or duet units on corner lots;
 - D. Minimum lot depth, eighty-five feet;
 - E. Maximum building coverage, fifty percent;
 - F. Minimum setbacks:
 1. Front, twenty feet,
 2. Rear, fifteen feet, twenty feet for two-story located adjacent to a single-family zoning district,
 3. Side, five feet;
 - G. Maximum height, two and one-half stories, or thirty feet;
 - H. Side Street Side Yard. A side yard along the side street lot line of a corner lot shall have a width of not less than fifteen feet or one-half the required depth of the front yard, whichever is greater;
 - I. Cul-de-sac lot width, minimum of forty feet as measured along the front property line;
 - J. All residential development fronting on an arterial street as defined by the general plan, shall provide a minimum front yard setback of thirty feet, or all residential development with rear or side yard areas adjacent to an arterial street shall provide a minimum fence/wall setback of fifteen feet with an average of twenty feet from the face of the curb;
 - K. Parking requirements, as specified in Chapter 18.50 of this title. (Ord. 1473 N.S. § 20, 2000; Ord. 1055 N.S. § C (part), 1991; Ord. 1050 N.S. § 1 (part), 1991; Ord. 899 N.S. §§ 6 (part), 22 (part), 1989; Ord. 559 N.S. § A (part), 1981)

18.14.080 Additional required conditions.

The following additional conditions shall apply in an R-2 district:

- A. Site and architectural plan approval are required of all dwellings except a single-family home on a lot of less than 20,000 sq. ft., a duplex on one lot, or a single unit addition to an existing structure.
- B. Site plan and architectural approval are required of all conditional uses.
- C. Architectural and site plan approval shall be required of all uses situated on sensitive sites, as defined in Chapter 18.74 of this title.
- D. Residential development control system approval is required for all residential development in accordance with Chapter 18.78 of this title.

E. All manufactured homes are subject to architectural and site plan approval by the community development director.

F. No building shall be constructed within eighty feet of a ridgeline, nor within fifty feet of a perennial or intermittent stream. All proposed structures shall be constructed outside of the one-hundred-year floodplain unless such development is consistent with the limitations contained in Chapter 18.42 of this title.

G. Residential dwellings adjacent to the freeway shall provide a minimum setback of sixty feet. Accessory uses and buildings, excluding habitable living space, may be located within the sixty foot setback area. (Ord. 1415 N.S. §§ 15 & 16, 1998; Ord. 1215 N.S. § 19, 1995; Ord. 1111 N.S. § 8, 1992; Ord. 1055 N.S. § C (part), 1991; Ord. 1050 N.S. § 1 (part), 1991; Ord. 899 N.S. §§ 2 (part), 3 (part), 26 (part), 1989; Ord. 559 N.S. § A (part), 1981)

18.14.090 Trash containers.

Trash receptacles and enclosures as described in Section 18.74.505 shall be required from and after the effective date of the ordinance codified in this section. (Ord. 941 N.S. § 2, 1989)